STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO BANK, N.A.,

        Plaintiff,

        vs.

MICHAEL P. FITZPATRICK , and
RENA B. FITZPATRICK, et. al

        Defendants.

CASE NO.: 11-CV-03476
FORECLOSURE CASE CODE-30404

NOTICE OF SHERIFF'S SALE

RECEIVED 2012 AUG -9 AM 10: 36 WAUKESHA SHERIFF PROCESS DIVISION

By virtue of a Judgment of Foreclosure made in the above entitled action on 3/8/2012, in the amount of $242,823.47, I will sell at public auction at the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard City of Waukesha, County of Waukesha, State of Wisconsin on 9/10/2012, at 9:00 AM all of the following described mortgaged premises, to wit:

Lot Twelve (12), in Block Twelve (12), in Singing Hills, First Addition, being a Subdivision of parts of the Southwest One-quarter (1/4) and Southeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin.

The above property is located at: 2121 Laura Lane, Waukesha, WI 53186

Tax Key No.: WAKC 964 012
TERMS OF SALE: Cash
DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 14th day of August, 2012, at Waukesha, Wisconsin.

                        Daniel J. Trawicki
        /s/Daniel J Trawicki
        Daniel J Trawicki
        SHERIFF OF WAUKESHA COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.